

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Hazardous Chemicals, Pesticide Use.** The use and application of herbicides, pesticides, and potentially hazardous chemicals and substances such as paints and solvents shall be prohibited within the required buffer.

(I) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the agricultural support use (direct association) shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-628 Farm Based Tourism.** Farm based tourism uses in the AR, TR and JLMA districts shall comply with the following standards.

(A) **Intensity/Character Standards.**

(1) **Site Size.** The minimum lot area for a farm based tourism use shall be 5 acres.

(2) **Visitors/Customers/Parking Spaces** The lot area shall increase based on the number of visitors/customers attracted to the use, as follows.

Use	Scope of Use/Event	Lot Area Requirement
Level I— small scale	No more than 300 visitors on any one day; no more than 150 vehicles allowed on site at any one time.	>5 acres, up to 40
Level II— medium scale	> 300 visitors daily, no more than 600 visitors on any one day; no more than 300 vehicles allowed on site at any one time.	>40 acres, up to 80
Level III— large scale	> 600 visitors daily, no more than 800 visitors on any one day; no more than 400 vehicles allowed on site at any one time.	>80 acres

(3) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m.

(4) **Owner.** The farm based tourism use shall be operated or maintained by the owner, operator, or occupant of the land upon which the primary associated agriculture, horticulture or animal husbandry use is being conducted.

(5) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for Farm Based Tourism and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Size of Use Standards.**

(1) **Structure.**

- (a) The size of structures used for the farm based tourism use shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I—small scale	5 acres, up to 40 acres	Up to 5,000 square feet
Level II—medium scale	>40 acres, up to 80 acres	> 5,000 square feet, up to 7,500 square feet
Level III—large scale	>80 acres	> 7,500 square feet, up to 10 square feet

- (2) **Storage Areas.** The total area of all storage areas shall not exceed 25 percent of the total floor area of the structures used for the farm based tourism use.

(C) **Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures for farm based tourism uses shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot Lines
Level I—small scale	Up to 5,000 square feet	100 ft.
Level II—medium scale	>5,000 square feet up to 7,500 square feet	150 ft.
Level III—large scale	>7,500 square feet, up to 10,000 square feet	200 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Road/Access Standards.**

- (1) **General Access Standards.** Farm based tourism uses shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-654(A) (Exterior Lighting Standards).

(G) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

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**5-629 Sawmills.** Sawmills shall comply with the following standards.

**(A) Intensity/Character Standards.**

- (1) **Site Size.** The minimum lot area for a sawmill shall be 12 acres.
- (2) **Customers/Parking Spaces.** The minimum lot area shall increase based on the number of customers attracted to the use, as follows.

Use	Scope of Use/Event	Lot Area (Minimum)
Level I—small scale	No more than 25 customers on any one day; no more than 13 vehicles allowed on site at any one time.	12 acres
Level II—medium scale	> 25 customers on any one day, no more than 100; no more than 50 vehicles allowed on site at any one time.	20 acres
Level III—large scale	> 100 customers on any one day, no more than 150; no more than 75 vehicles allowed on site at any one time.	25 acres

- (3) **Hours of Operation.** Hours of operation for a sawmill shall be limited from 6:00 a.m. to 6:00 p.m.

**(B) Size of Use Standards.**

- (1) **Structure.** Excluding the actual timber cutting equipment, the size of all structures used at the sawmill shall not exceed the following gross floor areas (total all structures):

Use	Lot Area (Minimum)	Size of Structures (Maximum)
Level I—small scale	12 acres	3,500 square feet
Level II—medium scale	20 acres	5,500 square feet
Level III—large scale	25 acres	7,000 square feet

- (2) **Storage Yards.** The size of storage yards used for a sawmill shall not exceed the following size in square feet:

Use	Lot Area (Minimum)	Size of Storage Yard (Maximum)
Level I—small scale	12 acres	4,500 square feet
Level II—medium scale	20 acres	9,000 square feet
Level III—large scale	25 acres	15,000 square feet

**(C) Location on Site/Dimensional Standards.**

- (1) **Lot Lines.** Structures and storage yards shall be set back from lot lines as follows:

Use	Size of Structures (Maximum)	Setback from Lot Lines
Level I—small scale	Up to 3,500 square feet	225 ft.
Level II—medium scale	>3,500 square feet, up to 5,500 square feet	275 ft.
Level III—large scale	>5,500 square feet, up to 7,000 square feet	325 ft.

(2) **Sawdust and or Wood Chip Pile.** Sawdust or wood chip piles at the sawmills shall not exceed 25 feet.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access Standards.**

(1) **General Access Standards.** A sawmill shall comply with the road access standards of Section 6-564.

(2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652 (Exterior Lighting Standards).

(G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound emitted by the use, as measured at the property line, shall not exceed 55 dB(A).

(H) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the sawmill shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-630 Agriculture Support Use (No Direct Association with Agriculture, Horticulture, Animal Husbandry).**

(A) **Intensity/Character.**

(1) **Site Size.** The minimum lot area for an agriculture support use (no direct association) shall be 5 acres, except the following uses shall have the following minimum lot area:

Use	Lot Area (Minimum)
Agricultural Research Facility	25 acres
Central Farm Distribution Hub for Agricultural Products	25 acres

(2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted to the use, as follows:

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Use	Scope of Use/Event	Lot Area Minimum
<b>Level I – small scale</b>	No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time.	5 to 25 acres
<b>Level II – medium scale</b>	More than 200 visitors on any one day and less than 400; no more than 200 vehicles allowed on site at any one time.	>25 acres, up to 50
<b>Level III – large scale</b>	More than 400 visitors on any one day and less than 600; more than 300 vehicles allowed on site at any one time, except that 5 additional visitors and 2 additional vehicles are allowed per acre in excess of 100 acres.	>50 to 100 acres

- (3) **Hours of Operation.** Hours of operation for an agricultural support use (no direct association) shall be limited to the hours from 6:00 a.m. to 10:00 p.m.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures used on the agricultural support use (no direct association) shall not exceed the following floor area ratio or gross floor area, as applicable:

Use	Lot Area (Minimum)	Size of Structures (Maximum)
<b>Agricultural Research Facility</b>	25 acres	Maximum FAR: 0.02
<b>Central Farm Distribution Hub for Agricultural Products</b>	25 acres	Maximum FAR: 0.02
<b>All Other Uses</b>		
<b>Level I—small scale</b>	5 to 25 acres	12,000 square feet
<b>Level II—medium scale</b>	>25 acres, up to 50 acres	24,000 square feet
<b>Level III—large scale</b>	> 50 acres, up to 100 acres. Additional structure size allowed by right at rate of 2,400 square feet per 10 acres in excess of 100 acres, up to 48,000 square feet in total structure size for agriculture support (direct association uses)	36,000 square feet

- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.

- (C) **Location on Site/Dimensional Standards.** An agricultural support use (no direct association) shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max.)	Setback from Lot Lines
<b>Agricultural Research Facility</b>	25 acres	Maximum FAR (all structures): 0.02	150 ft.
<b>Central Farm Distribution Hub for Agricultural Products</b>	25 acres	Maximum FAR (all structures): 0.02	150 ft.
<b>All Other Uses</b>			
<b>Level I—small scale</b>	5 to 25 acres	12,000 square feet	80 ft.
<b>Level II—medium scale</b>	>25 acres, up to 50 acres	24,000 square feet	150 ft.
<b>Level III—large scale</b>	> 50, up to 100 acres	36,000 square feet	200 ft.

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(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

- (1) **General Access Standards.** An agricultural support use (no direct association) shall comply with the road access standards in Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (3) **Vehicles/Equipment.** Any use that involves the use of or services heavy equipment shall have direct access to a paved public road.
- (4) **Number of Access Points.** There shall be no more than two points of access from the use to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(H) **Parking.**

- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-631 Animal Hospital.** Animal hospitals in the AR and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

- (1) **Site Size.** The minimum lot area for any animal hospital shall be 5 acres.

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall not exceed 0.04.

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(2) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.

(3) **Location on Site/Dimensional Standards.** An animal hospital shall have the following minimum required yards:

(a) Structures of less than 5,000 square feet of gross floor area: 100 feet minimum from all lot lines.

(b) Structures greater than 5,000 square feet and less than 15,000 square feet of gross floor area: 150 feet minimum from all lot lines.

(c) Structures greater than 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.

(C) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

(1) **General Access Standards.** An animal hospital shall comply with the road access standards of Section 5-654.

(2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(3) **Number of Access Points.** There shall be no more than two points of access from an animal hospital to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(F) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

(G) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

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1 **5-632 Seasonal Labor Dormitory.** Seasonal labor dormitory uses in the AR and JLMA-20 districts shall  
2 comply with the following standards.

3 (A) **Intensity/Character.**

4 (1) **Location of Use.** The use shall be located on the site of active agriculture,  
5 horticulture or animal husbandry operations.

6 (2) **Dwelling Unit Size.** The minimum size of a dormitory shall be based on a rate of  
7 100 square feet per seasonal laborer housed, up to a maximum of 2,500 square feet.

8 (3) **Residents.** Residents shall be employed on site at an on-going agriculture,  
9 horticulture or animal husbandry operation during their occupancy of the unit.

10 (B) **Location on Site.**

11 (1) **Located on Internal Site Roads.** Dormitories shall be accessed by internal site  
12 roads and shall not have direct access to public roads.

13 (2) **Setback from Single-Family Dwellings.** Dormitories shall be set back 300 feet from  
14 off-site single family detached units.

15 (C) **Landscaping/Buffering/Screening.** Yards, berms, vegetative screening, fences or walls  
16 shall be provided to buffer adjacent properties and public streets from dormitory structures.

17 (D) **Sanitary and Bathing Facilities.** All dwellings shall have indoor sanitary and bathing  
18 facilities consistent with the requirements of the Loudoun County Health Department.

19 (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of  
20 Section 5-652(A) (Exterior Lighting Standards).

21 (F) **Parking.**

22 (1) **General.** Parking shall be provided as required by Section 5-1102.

23 (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as  
24 provided in the Facilities Standards Manual.

25 (3) **Landscaping/Buffering.** Parking areas shall be screened to comply with the  
26 requirements of Section 5-653(B).

27 **5-633 Airport/Landing Strip.** The following standards shall apply to airport/landing strips in the AR,  
28 JLMA-20 and TR-10 districts.

29 (A) **Intensity/Character.**

30 (1) **Scope of Aviation Operations.**

31 (a) The airport/landing strip shall be for private aviation aircraft only, limited  
32 exclusively to the use of the landowner and guests; commercial operations,  
33 including flight training, ground school, and sales, are prohibited.

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- (b) Instrument-guided flight to access the airport/landing strip is prohibited.
- (c) Jet-propelled aircraft shall not use the airport/landing strip.
- (d) Takeoffs or landings are prohibited between the hours of 6:00 p.m. and 6:00 a.m.

(2) **Accessory Aircraft Repairs and Servicing.**

- (a) Typical accessory support services for the airport landing strip are allowed, including but not limited to fueling stations, fuel tanks, and storage.
- (b) Routine minor repairs and necessary maintenance of aircraft are permitted accessory uses, provided all routine repairs and maintenance occur within an enclosed structure, such as a hangar.

(B) **Site Size.** The minimum lot area for an airport/landing strip shall be 25 acres, except that a use consisting only of a landing strip with no accessory structures or facilities other than a fueling station shall be a minimum of 15 acres in size.

(C) **Structure Size.**

- (1) **Structure Size.** The size of structures necessary to service the use, such as aircraft service buildings, shall not exceed the following gross floor area (total all structures): 15,000 square feet.
- (2) **Storage Yards.** The maximum total area of storage yards for all lots smaller than 25 acres shall be 5,000 square feet. For lots greater than 25 acres, an additional 1,000 square feet shall be allowed for each additional 10 acres, not to exceed a maximum of 20,000 square feet.

(D) **Location on Site/Dimensional Standards.**

- (1) **Aviation Structures, Storage Yards and Runway or Landing Strip.** All aviation structures, storage yards, and the runway or landing strip, shall be set back from lot lines as follows:
  - (a) Structures less than 2,500 square feet of gross floor area: 125 feet minimum from all lot lines.
  - (b) Structures greater than 2,500 and up to 15,000 square feet of gross floor area: 200 feet minimum from all lot lines.
  - (c) Structures over 15,000 square feet of gross floor area: 250 feet minimum from all lot lines.
  - (d) Runway or landing strip: 650 feet minimum from all lot lines.

(E) **Landscaping/Buffering/Screening.**

(1) **Runway Buffer Area.** A buffer area shall be provided extending from the end of all runways or landing strips. The size of the buffer shall encompass a minimum land area equal to a one-quarter mile radius measured from the edge of the end of every runway. No uses shall be allowed within this runway buffer area.

(2) **Parking.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Outdoor Services/Activities.** All tanks, storage yards, and vehicles and equipment stored outdoors shall be screened and landscaped consistent with the standards of Section 5-653(C).

(F) **Road/Access.** Any airport/landing strip use shall comply with the road access standards of Section 5-654.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-634 Agricultural Cultural Center.** An agricultural cultural center in the AR districts shall comply with the following standards.

(A) **Intensity/Character of Use.** The minimum lot area for an agricultural cultural center shall be 10 acres.

(B) **Size of Use.**

(1) **Floor Area Ratio.** The maximum floor area ratio shall be ~~0.02~~ 0.04.

(2) **Storage Yards.** The total area of all storage yards shall be limited to 10 percent of the total gross floor area of the principal structure on the site. Outdoor exhibit space open to members of the public shall not be counted as part of the area of storage yards.

(C) **Location on Site.**

(1) **Lot Lines.** An agricultural cultural center shall be set back from lot lines as follows:

(a) Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.

(b) Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.

(c) Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

(1) **General Access Standards.** An agricultural cultural center shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving an agricultural cultural center of up to 5,000 square feet gross area shall use a dust-free surfacing material as provided in the Facilities Standards Manual. Parking areas in excess of 5,000 square feet of gross floor area shall provide paved parking for visitors and users.

**5-635 Fairground.** The following standards shall apply to fairgrounds in the AR and JLMA-20 districts.

(A) **Intensity/Character of Use.** The minimum lot area for the use shall be 25 acres.

(B) **Size of Use.**

(1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.04.

(2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structures.

(3) **Location on Site.** The use shall be set back from lot lines as follows:

- (a) Structures of less than 20,000 square feet of gross floor area: 150 feet minimum from all lot lines.
- (b) Structures greater than 20,000 square feet, up to 40,000 square feet of gross floor area: 200 feet minimum from all lot lines.
- (c) Structures greater than 40,000 square feet of gross floor area: 225 feet minimum from all lot lines.
- (C) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (D) **Roads/Access.**
- (1) **General Access Standards.** Fairgrounds shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a fairground. This requirement shall not preclude an additional access for emergency vehicles only.
- (3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1)-(3).
- (F) **Noise.**
- (1) **Location in Relation to Residential Use.** No loading/unloading activities, or other noise-producing activities shall be allowed within 250 feet of an existing adjacent single family detached use during the hours of 11:00 p.m. and 6:00 a.m.
- (2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.
- (G) **Parking.**
- (1) **General.** Parking shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving a fairground shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

1 **5-636 Arboretum, Botanical Garden, Nature Study Area.** The following standards shall apply to the  
2 development of arboretums, botanical gardens, and nature study areas in the AR, JLMA-20 and PD-  
3 CV districts.

4 (A) **Intensity/Character of Use.**

5 (1) **Site Size.** The minimum lot area for any arboretum, botanical garden or nature study  
6 area shall be 5 acres.

7 (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00  
8 p.m., except that permitted temporary special events at an arboretum, botanical  
9 garden, or nature study area may operate beyond the 9:00 p.m. time according to the  
10 terms of the temporary special events permit.

11 (3) **Accessory Uses.** Accessory uses shall only permitted on lots 20 acres in size or  
12 larger. Accessory uses to an arboretum, botanical garden, or nature study area may  
13 include retail sales (e.g., gift shops), small restaurants or cafes, or visitor centers  
14 subject to the following standards:

15 (a) Retail sales shall be limited to the sale of items directly related to the nature  
16 and character of the principal permitted use.

17 (b) Accessory uses other than a visitors center shall contain no more than 1,000  
18 square feet of gross floor area. A visitors center shall contain no more than  
19 2,500 square feet of gross floor area.

20 (B) **Size of Use.**

21 (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.02.

22 (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the  
23 total area of the principal structure.

24 (C) **Roads/Access.** Uses shall comply with the road access standards of Section 5-654.

25 (D) **Parking.**

26 (1) **General.** Parking and loading shall be provided as required by Section 5-1102.

27 (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as  
28 provided in the Facilities Standards Manual.

29 (E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of  
30 Section 5-652(A) (Exterior Lighting Standards).

31 **5-637 Cemetery, Mausoleum, Crematorium.** The following standards shall apply to the development of  
32 cemeteries, mausoleums, and crematoriums.

33 (A) **Intensity/Character of Use.**

- (1) **Site Size.** The minimum lot area for any cemetery, mausoleum, or crematorium shall be 10 acres.
- (2) **Hours of Operation.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m. or dusk, whichever occurs first.
- (B) **Size of Use.**
- (1) **Maximum Floor Area Ratio.** The maximum floor area ratio shall be ~~0.02~~ 0.04.
- (2) **Storage Areas.** The total area of storage areas shall not exceed 10 percent of the total area of the principal structure.
- (C) **Location on Site/Dimensional Standards.**
- (1) **General.** Cemetery, mausoleum, or crematorium uses shall be set back 150 feet from lot lines.
- (2) **Setback from Residences without Property Owner Consent.** Cemetery, mausoleum and crematorium uses shall be set back a minimum of 250 yards from a residence if property owner consent is not received to be located closer to the residence. Cemetery, mausoleum or crematorium uses shall be set back a minimum of 300 yards from a city, town or water company well (Section 57-26 Code of Virginia).
- (D) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Areas.** All storage areas shall be screened and landscaped consistent with the standards of Section 5-653(C).
- (E) **Roads/Access.**
- (1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.
- (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (F) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

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(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

**5-638 Public Safety Uses (Fire/Rescue Stations, Police Station/Substation).** The following standards shall apply to the development of fire/rescue stations and police stations/substations in the AR, TR and JLMA districts.

(A) **Size of Use.**

(1) **Site Size.** The minimum lot area for any public safety use shall be 3 acres.

(2) **Floor Area Ratio.** The maximum floor area ratio shall be 0.3.

(3) **Storage Yards.** The total area of storage yards shall not exceed 20 percent of the total area of the principal structure.

(4) **Setback from Lot Lines.** Public safety uses shall be set back from lot lines as follows:

(a) Structures of less than 4,000 square feet of gross floor area: 60 feet minimum from all lot lines.

(b) Structures greater than 4,000 square feet, and up to 8,000 square feet of gross floor area: 100 feet minimum from all lot lines.

(c) Structures greater than 10,000 square feet of gross floor area: 120 feet minimum from all lot lines.

(B) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(C) **Roads/Access.**

(1) **General Access Standards.** Uses shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(D) **Parking.** Parking and loading shall be provided as required by Section 5-1102(B)(4). These spaces shall be in addition to vehicle storage spaces for vehicles not in use.

(E) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1) and (2) (Exterior Lighting Standards).

**5-639 Religious Assembly Uses (Church, Synagogue, Temple, Mosque).** The following standards shall apply to the development of religious assembly uses in the AR, JLMA and TR-10 districts

(A) **Size of Use.**

(1) **Site Size.** The minimum lot area for a religious assembly use shall be:

(a) Religious assembly uses with seating capacity of 300 seats or less: 10 acres.

(b) Religious assembly uses with seating capacity of 300 seats or more seats, or religious assembly uses that include accessory uses (schools, day care centers, recreation facilities): 20 acres.

(2) **Maximum Floor Area Ratio.** The maximum floor area ratio, as measured utilizing all structures and the total gross acreage of the site shall be 0.02 0.20.

(3) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principal structure.

(B) **Location on Site.**

(1) **Setbacks from Lot Lines.** A religious assembly use (including all accessory uses and structures) shall be set back from lot lines a minimum of 75 feet for buildings and other structures and a minimum of 50 feet for parking as follows:

(a) ~~Structures of less than 9,000 square feet of gross floor area: 125 feet minimum from all lot lines.~~

(b) ~~Structures greater than 9,000 square feet, and up to 18,000 square feet of gross floor area: 175 feet minimum from all lot lines.~~

(c) ~~Structures over 18,000 square feet of gross floor area: 225 feet minimum from all lot lines.~~

(C) **Child Care Facilities.** Religious assembly uses with child care facilities shall comply with the requirements of Section 5-609.

(D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with landscaping and screening standards of Section 5-653(A).

(2) **Parking Area.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).



(E) **Roads/Access.**

- (1) **General Access Standards.** Religious assembly uses shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a religious assembly use. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Modification of Performance Standards.** The Zoning Administrator shall have the authority to grant modifications to any of the standards listed in this Section 5-639 in order to eliminate a substantial burden on religious exercise as guaranteed by the federal *Religious Land Use and Institutionalized Persons Act of 2000* (42 U.S.C. Sec. 2000cc), as amended. In granting such a modification, the Zoning Administrator may require conditions consistent with the federal Act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

**5-640 Conference and Training Centers.** Conference and training centers in the AR, JLMA-20 and TR-10 districts shall comply with the following standards.

(A) **Intensity/Character.** The minimum lot area shall be as follows.

Use	Lot Area (Minimum)	Average Daily Users
Level I-small scale	50 acres	Up to 50 users
Level II-medium scale	100 acres	>50 and up to 100 users
Level III-large scale	150 acres	>100 and up to 150 users
Level IV	Requires special exce approval pursuant to Section 5-1300	>150 users
Average daily users include the employees, trainees and conferees the conference training center is designed to accommodate. Service trips, which are trips made to facility for the purpose of delivering food, supplies, and related materials are in addition to the average daily users.		

(B) **Size of Use.**

- (1) **Floor Area Ratio.** The maximum floor area ratio shall be ~~0.03~~ 0.04.
- (2) **Accessory Uses.** Dining and banquet facilities may be provided for employees, trainees and conferees. The banquet and dining facilities shall not exceed 20 percent

of the total area of the principle permitted structure. The lodging facilities shall not constitute over 40 percent of the total area of the principal permitted structure.

- (3) **Special Events Only by Section 5-500 or Special Exception.** Special events shall receive approval pursuant to Section 5-500, or be specifically provided for in the approval of a special exception (Section 6-1300), as applicable.
- (4) **No Products Sold On-Site.** No products shall be sold on-site, except those that are clearly incidental and integral to the training programs and seminars. Shirts, glasses, golf equipment, pens and pencils, mugs and similar items with the logo of the company or firm conducting or sponsoring the conference or seminars are considered incidental and integral to the training program.
- (5) **Storage Yards.** The total area of storage yards shall not exceed 10 percent of the total area of the principle structures.
- (6) **On-Site Recreation Facilities.** On-site recreation facilities may be used solely by employees, trainees or conferees.
- (7) **Open Space.** A minimum of 75 percent of the site shall remain as open space.
- (8) **Location on Site/Dimensional Standards.** Conference and training centers shall be set back from lot lines as follows:

Use	Lot Area (Min)	Setback from Lot Lines
Level I—small scale	50 acres	150 ft.
Level II—medium scale	100 acres	200 ft.
Level III—large scale	150 acres	250 ft.

(C) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(D) **Roads/Access.**

- (1) **General.** The conference and training center use shall comply with the road access standards of Section 5-654.
- (2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(E) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound from the site, as measured at the property line, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

**5-641 Teahouse; Coffeehouse.** Teahouse or coffeehouse uses in the AR districts shall comply with the following standards.

(A) **Intensity/Character Standards.** Hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

(B) **Size of Use.**

(1) **Site Size.** The minimum lot area shall be 5 acres.

(2) **Structure.** The size of structures used shall not exceed 2,500 square feet in gross floor area (total all structures).

(C) **Location on Site/Dimensional Standards.** The teahouse or coffeehouse use shall be setback 50 feet from lot lines.

(D) **Landscaping/Buffering/Screening.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

(F) **Roads Access Standards.**

(1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.

(2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A)(1), (2) and (4).

1 **5-642 Banquet Facility/Event Facility.** Any ~~banquet facility or event facility~~ Banquet/Event Facility use  
2 in the AR districts shall comply with the following standards:

3 (A) **Intensity/Character Standards.** Hours of operation shall be limited to 9:00 a.m. to ~~2:00~~  
4 12:00 midnight.

5 (B) **Size of Use.** The minimum lot area for a ~~Banquet/Event~~ Facility shall be 25 acres.

6 (C) **Location on Site/Dimensional Standards.** The ~~Banquet/Event~~ Facility use shall be set  
7 back 200 feet from lot lines. Outdoor areas, including parking used for the Banquet/Event  
8 Facility use shall be set back a minimum of 500 feet from all property lines. The Board of  
9 Supervisors may increase the outdoor area setback in establishing conditions associated with  
10 a Minor Special Exception for the Banquet/Event Facility use.

11 (D) **Landscaping/Buffering/Screening.**

12 (1) **Buffer.** The use shall comply with the landscaping and screening standards of  
13 Section 5-653(A).

14 (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of  
15 Section 5-653(B).

16 (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with  
17 the standards of Section 5-653(C).

18 (E) **Roads/Access Standards.**

19 (1) **General Access Standards.** A ~~Banquet/~~ Facility shall comply with the road  
20 access standards of Section 5-654.

21 (2) **Number of Access Points.** There shall be no more than two points of access to a  
22 public road for the Banquet/Facility use. This requirement shall not preclude an  
23 additional access for emergency vehicles only.

24 (F) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

25 (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of  
26 Section 5-652(A)(1)-(3).

27 (H)<sup>1</sup> **Noise.** A ~~Banquet/Event~~ Facility shall comply with the noise standards of Section 5-  
28 652(B) (Noise Standards).

29 (I) **Indoor and Outdoor Events.**

30 (a) **Indoor events:** weddings, meetings, private parties may be held within a building  
31 approved for the Banquet/Event Facility use. The maximum number of attendees is  
32 based on the occupancy load of the event space as determined by the Uniform  
33 Statewide Building Code.

- (b) **Outdoor events:** weddings, meetings, private parties may be held outdoors. The maximum number of attendees is based on the acreage of the property as identified in the table below:

Minimum Acreage	No. of Attendees
<u>25 acres</u>	<u>125 attendees</u>
<u>40 acres</u>	<u>200 attendees</u>
<u>75 acres</u>	<u>350 attendees</u>

**5-643 Restaurant.** Any restaurant use in the AR districts shall comply with the following standards.

- (A) **Intensity/Character Standards.** Hours of operation shall be limited from 6:00 a.m. to 12:00 midnight.

- (B) **Size of Use.**

- (1) **Site Size.** The minimum lot area shall be 20 acres except that there shall be no minimum lot size for adaptive reuse of farm structures existing as of January 7, 2003.

- (2) **Floor Area Ratio.** The floor area ratio shall not exceed 0.01 except that there shall be no maximum floor area ratio for adaptive reuse of farm structures existing as of January 7, 2003.

- (3) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:

- (a) Structures of up to 1,500 square feet of gross floor area: 100 feet minimum from all lot lines.
- (b) Structures greater than 1,500 and up to 4,000 square feet of gross floor area: 150 feet minimum from all lot lines.
- (c) Structures over 4,000 square feet of gross floor area: 175 feet minimum from all lot lines.

- (C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.

- (D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

- (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

- (E) **Roads/Access Standards.**

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- (1) **General.** A restaurant shall comply with the road access standards of Section 5-654.
  - (2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
  - (3) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

**5-644 Educational or Research Facilities Use Related to the Agriculture, Horticulture and Animal Husbandry Uses in the District.** Any educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the AR and TR districts shall comply with the following standards.

(A) **Size of Use Standards.**

- (1) **Site Size.** The minimum lot area shall be 25 acres.
- (2) **Visitors/Customers/Parking Spaces.** The minimum lot area shall increase based on the number of visitors/customers attracted, as follows.

Scope of Use/Event	Lot Area (Minimum)
No more than 200 visitors on any one day; no more than 100 vehicles allowed on site at any one time. Additional visitors allowed by right at rate of 5 per acre in excess of 25 acres.	25 acres

- (3) **Structure.** The floor area ratio shall not exceed ~~0.01~~ 0.04.
  - (4) **Storage Yards.** The maximum total area of storage yards shall not exceed 10 percent of the total area of the principal structure.
- (B) **Location on Site/Dimensional Standards.** The use shall be set back from lot lines as follows:
- (1) Structures up to 7,000 square feet of gross floor area: 100 feet minimum from all lot lines.
  - (2) Structures greater than 7,000 square feet of gross floor area and up to 12,000: 150 feet minimum from all lot lines.
  - (3) Structures greater than 12,000 square feet of gross floor area: 200 feet minimum from all lot lines.
- (C) **Parking.** Parking and loading shall be provided as required by Section 5-1102.
- (D) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(3) **Storage Yards.** Storage yards shall be screened and landscaped consistent with the standards of Section 5-653(C).

(E) **Roads/Access.**

(1) **General.** The use shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than two points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-645 Camp, Day and Boarding.** Day and boarding camps in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

(a) The minimum lot area for a day and boarding camp for less than 15 campers shall be 20 acres.

(b) The minimum lot area for a day and boarding camp for more than 15 campers shall comply with the following standards.

Use	Scope of Use/Campers	Lot Area (Minimum)
Level I— small scale	Up to 30 campers daily	<del>40-15</del> acres
Level II— medium scale	<del>&gt; 30 and up to 60</del> Up to <del>60</del> 100 campers or boarders daily	<del>80</del> 40 acres
Level III— largescale	<del>&gt; 60 and up to 250</del> Up to <del>400</del> 250 campers or boarders daily	<del>160</del> 100 acres
Level IV	> 400 <del>250</del> campers or boarders daily.	Over 160 acres—Special exception pursuant to Section 6-1300

(2) **Not Permanent Residence.** Day and boarding camps shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.

(3) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.

(B) **Size of Use.**

(1) **Structure Size**

(a) ~~The size of structures (excluding tent platforms) used at a day and boarding camp for less than 15 campers shall not exceed 6,000 square feet in gross floor area.~~

(b) ~~The minimum size of structures (excluding tent platforms) at day and boarding camp for more than 15 boarders shall comply with the following standards.~~

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I—small scale	Up to 30 campers daily	8,000 square feet
Level II—medium scale	> 30 and up to 60 campers daily	16,000 square feet
Level III—large scale	> 60 and up to 100 campers daily	32,000 square feet
Level IV	> 100 campers daily	Special exception pursuant to Section 6-1300

(2) **Location on Site/Dimensional Standards.** Structures shall be set back from lot lines as follows:

Use	Setback from Lot Lines		
<del>Camp with less than 20 campers</del>	20 acres	6,000 square feet	100 ft.
Level I—small scale	40 acres	8,000 square feet	150 ft.
Level II—medium scale	80 acres	16,000 square feet	200 ft.
Level III—large scale	160 acres	32,000 square feet	250 ft.
Level IV			300 ft.

(C) **Landscaping/Buffering/Screening.**

(1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).

(2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(D) **Roads/Access.**

(1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.

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(2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(3) **Number of Access Points.**

(a) **Camp with Less Than 15 Campers/Level I Camp.** There shall be no more than one point of access to a public road from a camp with less than 15 campers or a Level I day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(b) **Level II or III Day and Boarding Camp.** There shall be no more than two points of access to a road from a Level II or III day and boarding camp. This requirement shall not preclude an additional access for emergency vehicles only.

(E) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking and loading areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(F) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(G) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-646 Campgrounds.** Campgrounds in the AR, TR, and JLMA districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.**

(a) The minimum lot area for a campground shall be 40 acres.

(b) The minimum lot area for a campground shall increase based on the following standards.

Use	Scope of Use/Campsites	Lot Area (Minimum)
Level I—small scale	Up to 50 campsites	40 acres
Level II—medium scale	>50 up to 100 campsites	80 acres
Level III—large scale	>100 up to 150 campsites	160 acres
Level IV	> 150 campsites	Special exception pursuant to Section 6-1300

(2) **Not Permanent Residence.** Campgrounds shall not be used as permanent residences, except for the owner or manager and permanent maintenance personnel.

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- (3) **Camping Sites.** Camping sites shall be a minimum of 1,250 square feet and at least 25 feet in width.
- (4) **Recreational Area.** Each campground shall provide a recreational area consisting of 100 square feet per campsite.
- (5) **Public Telephone.** At least one (1) public telephone shall be provided for each 50 campsites.
- (6) **Streets and Walks Lighted.** Streets and walks shall be lighted every 400 feet.
- (7) **Service Buildings.** Service buildings with restroom and other facilities shall be provided in accordance with the Loudoun County Health Department requirements.
- (8) **Groundcover.** All areas within a campground shall have sufficient groundcover to prevent erosion and blowing dust.

(B) **Size of Use.**

- (1) **Structure Size.** The size of structures (excluding tent platforms) used at a campground shall not exceed the following standards:

Use	Scope of Use/Campers	Total Size of Structures (Maximum)
Level I—small scale	Up to 50 campsites	8,000 square feet
Level II—medium scale	>50 up to 100 campsites	16,000 square feet
Level III—large scale	>100 up to 150 campsites	32,000 square feet
Level IV	>150 campsites	Special exception pursuant to Section 6-1300

- (C) **Location on Site/Dimensional Standards.** A campground shall be set back from lot lines as follows:

Use	Lot Area (Min)	Size of Structures (Max)	Setback from Lot Lines
Level I—small scale	40 acres	8,000 square feet	150 ft.
Level II—medium scale	80 acres	16,000 square feet	200 ft.
Level III—large scale	160 acres	32,000 square feet	250 ft.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

(E) **Roads/Access.**

- (1) **General Access Standards.** The use shall comply with the road access standards of Section 5-654.

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(2) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(3) **Number of Access Points.**

(a) There shall be no more than one point of access to a public road from a Level I campground. This requirement shall not preclude an additional access for emergency vehicles only.

(b) There shall be no more than two points of access to a public road from a Level II, III or IV campground. This requirement shall not preclude an additional access for emergency vehicles only.

(F) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).

(H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-647 Cross-Country Ski Business and Eco-Tourism.** Any cross-country ski business and eco-tourism use in the AR, JLMA-20 and TR-10 districts shall comply with the following standards:

(A) **Intensity/Character of Use.** The hours of operation shall be limited to 6:00 a.m. to 9:00 p.m.

(B) **Size of Use.**

(1) **Size of Use.** The minimum lot area of an eco-tourism use shall be 5 acres.

(2) **Structure Size.** The size of structures used shall not exceed 5,000 square feet in gross floor area.

(3) **Storage Areas.** The total area of storage areas shall not exceed 1000 square feet.

(C) **Roads/Access.**

(1) **General Access Standards.** The eco-tourism use shall comply with the road access standards in Section 5-654.

(2) **Number of Access Points.** There shall be no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(D) **Exterior Lighting.** The only exterior lighting allowed for an eco-tourism use shall be for security purposes only.

(E) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

**5-648 Golf Course.** Any golf course in the AR, TR, JLMA and PD-CV districts shall comply with the following standards.

(A) **Intensity/Character.**

(1) **Site Size.** The minimum lot area for a golf course shall be:

(a) 75 acres for 9 holes.

(b) 150 acres for 18 holes.

(2) **Hours of Operation.** The hours of operation for a golf course shall be limited to 6:00 a.m. to 9:00 p.m.

(3) **Accessory Uses.** Accessory uses to a golf course may include a club house which includes a pro shop and small restaurant or café, subject to the following standards:

(a) The golf pro shop shall be limited to sales of golf-related items.

(b) Accessory uses shall constitute no more than 25 percent of the total size of the golf clubhouse.

(B) **Size of Use.**

(1) **Structure Size.** The size of structures used at a golf course shall not exceed 25,000 square feet in gross floor area (total all structures).

(2) **Storage Yards.** The total area of storage yards shall not exceed 5,000 square feet.

(C) **Location on Site/Dimensional Standards.** A golf course shall be set back 200 feet from lot lines.

(D) **Parking.**

(1) **General.** Parking shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(E) **Landscaping/Screening.**

- (1) **Buffer.** A minimum of the first 50 feet of setback area shall be buffered, screened and landscaped consistent with the standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (F) **Roads/Access.**
- (1) **General Access Standards.** A golf course shall comply with the road access standards in Section 5-654.
- (2) **Number of Access Points.** There shall be no more than two points of access to a public road from a golf course. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- 5-649 Outdoor Amphitheater.** Any outdoor amphitheater in the AR districts shall comply with the following standards.
- (A) **Intensity/Character.**
- (1) **Site Size.** The minimum lot area for an outdoor amphitheater shall be 50 acres.
- (2) **Accessory Uses.** Accessory uses to an outdoor amphitheater may include concession facilities for the sales of drinks and food during events, and offices used solely for the purpose of operating and managing the outdoor amphitheater. The concession facilities shall constitute no more than 5,000 square feet, and be integrated into the general structure and design of the outdoor amphitheater.
- (B) **Size of Use.** The seating capacity of the outdoor amphitheater shall not exceed 2,000 persons.
- (C) **Location on Site/Dimensional Standards.** An outdoor amphitheater shall be set back from lot lines a minimum of 1000 feet.
- (D) **Landscaping/Buffering/Screening.**
- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Roads/Access.**
- (1) **General.** The use shall comply with the road access standards of Section 5-654.

(2) **Number of Access Points.** There shall be no more than two points of access to an outdoor amphitheater. This requirement shall not preclude an additional access for emergency vehicles only.

(3) **Driveways.** Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.

(F) **Parking.**

(1) **General.** Parking and loading shall be provided as required by Section 5-1102.

(2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.

(G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards), except that fully shielded lighting fixtures are not required around the outdoor amphitheater itself.

(H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-650 Antique Shop; Art Gallery or Studio; Craft Shop.** Any antique shop, art gallery or studio, or craft shop in the AR, TR-10 and PD-CV districts shall comply with the following standards.

(A) **Intensity/Character Standards.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.

(B) **Size of Use.**

(1) **Site Size.** The minimum lot area shall be 1 acre.

(2) **Structures.**

(a) The total size of all structures used for art galleries or studios and craft shops shall not exceed 3,000 square feet in gross floor area.

(b) The total size of all structures used for antique shops shall not exceed 10,000 square feet in gross floor area.

(3) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Antique Shop; Art Gallery or Studio; or Craft shop and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(C) **Location on Site/Dimensional Standards.** The antique shop, art gallery or studio, or craft shop shall be set back a minimum of 100 feet from all lot lines.

(D) **Landscaping/Buffering/Screening.**

- (1) **Buffer.** The use shall comply with the landscaping and screening standards of Section 5-653(A).
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).
- (E) **Parking.**
- (1) **General.** Parking and loading shall be provided as required by Section 5-1102.
- (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as provided in the Facilities Standards Manual.
- (F) **Roads/Access Standards.**
- (1) **General Access Standards.** The use shall comply with the road access standards in Section 5-654.
- (2) **Number of Access Points.** The use shall have no more than one point of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.
- (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of Section 5-652(A) (Exterior Lighting Standards).
- (H) **Noise.** The use shall comply with the noise standards of Section 5-652(B) (Noise Standards).

**5-651 Auction House.** Any auction house in the AR districts shall comply with the following standards.

(A) **Intensity/Character Standards.**

- (1) **Hours of Operation.** Hours of operation shall be limited to 8:00 a.m. to 9:00 p.m.
- (2) **Sanitary Facilities.** Bathroom facilities shall be provided on site, consistent with the requirements of the Uniform Statewide Building Code.

(B) **Size of Use.**

- (1) **Site Size.** The minimum lot area shall be 10 acres.
- (2) **Structure.** There shall be only one structure allowed on the lot which shall not exceed 10,000 square feet in size.
- (3) **Outdoor Storage.** The maximum area of outdoor storage shall not exceed 2,000 square feet.
- (4) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for an Auction House and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003

1 unless a greater expansion is approved by minor special exception pursuant to section  
2 6-1300.

3 (C) **Location on Site/Dimensional Standards.** The auction house shall be set back a minimum  
4 of 100 feet from all lot lines.

5 (D) **Landscaping/Buffering/Screening.**

6 (1) **Buffer.** The use shall comply with the landscaping and screening standards of  
7 Section 5-653(A).

8 (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of  
9 Section 5-653(B).

10 (3) **Outdoor Storage.** All outdoor storage shall be screened and landscaped consistent  
11 with the standards of Section 5-653(C).

12 (E) **Roads/Access Standards.**

13 (1) **General Access Standards.** An auction house shall comply with the road access  
14 standards in Section 5-654.

15 (2) **Driveways.** Driveways shall not be located within a required buffer yard area except  
16 as minimally necessary to access the site.

17 (3) **Number of Access Points.** There shall be no more than one point of access to a  
18 public road. This requirement shall not preclude an additional access for emergency  
19 vehicles only.

20 (F) **Parking.**

21 (1) **General.** Parking and loading shall be provided as required by Section 5-1102.

22 (2) **Surface.** All parking areas serving the use shall use a dust-free surfacing material as  
23 provided in the Facilities Standards Manual.

24 (G) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of  
25 Section 5-652(A) (Exterior Lighting Standards).

26 (H) **Noise Standards.** The use shall comply with the noise standards of Section 5-652(B) (Noise  
27 Standards).

28 **5-652 Exterior Lighting and Noise Standards for Specific Uses.** The following exterior lighting and  
29 noise standards shall apply to specific uses in this section when they are expressly referenced in the  
30 standards for the specific use.

31 (A) **Exterior Lighting Standards.**

32 (1) **Pole-Mounted Exterior Lighting.** The maximum height of pole-mounted exterior  
33 lighting shall be 25 feet.



(2) **Shielded Lighting/Light Element.** Fully shielded lighting fixtures shall be used in all areas. The light element (lamp or globe) of a fixture shall not extend below the cutoff shield.

(3) **Hours of Operation.** All exterior lighting shall be extinguished from 10:00 p.m. to 6:00 a.m., except for exterior lighting that is determined necessary for security purposes.

(4) **No Illuminated Signage.** Signage related to the use shall not be illuminated.

(B) **Noise Standards.**

(1) **Location in Relation to Residential Use.** No loading/unloading activities or other noise-producing activities shall be allowed within 250 feet of an existing single family residential use.

(2) **Maximum dB(A).** The maximum allowable dB(A) level of impulsive sound emitted from the use, as measured at the property line of any adjacent residential lot where the lot is designed for a single family dwelling unit as a principal use, shall not exceed 55 dB(A). In addition, outdoor music shall not be allowed after 11:00 PM.

**5-653 Landscaping Standards for Specific Uses.** The following ~~exterior lighting and noise landscaping, buffering, and screening~~ standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

(A) **Landscaping/Buffering/Screening in Setbacks or Yards Adjacent to Certain Sized Lots.** A minimum of the first 50 feet of setback or yard area adjacent to any existing lot four (4) three acres or less in size that contains a house within 300 feet of the adjacent property line shall be landscaped and screened with solid fencing and/or landscaped area that provides year-round screening and is equivalent to a Type Three (3) Buffer Yard (Section 5-1400). The use of natural topography, vegetation, and trees that provide screening at the density, depth and height of the Type Three (3) Buffer Yard shall be credited towards this Type Three (3) Buffer Yard requirement in accordance with Section 5-1409(E).

(1) In the A-3, A-10, AR-1, and AR-2 zoning districts, the Zoning Administrator may permit the required buffer to surround the proposed use, rather than to be located on the property line.

(B) **Screening of Parking Areas.** Parking areas shall be provided with 1 canopy tree per each 10 parking or 2 loading spaces ~~Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from~~ for off-street parking areas and service areas for loading and unloading. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties.

(C) **Screening of Outdoor Storage and Storage Yards.** Outdoor storage and storage yards shall be screened to minimize visibility from view from adjacent public roads and adjacent single family detached uses by six (6) canopy trees per one hundred (100) lineal feet of perimeter of storage area.

**5-654 Road Access Standards for Specific Uses.** The following road access standards shall apply to specific uses in this section when they are expressly referenced in the standards for specific use: All Facilities Standards Manual provisions regarding waivers apply.

**TABLE 5-653: ROAD ACCESS STANDARDS**

Average Daily Vehicle (VTD)	General Road Construction Standards	Public Road Access	
		Public Paved Road Standards	Public Unpaved Road Standards <sup>(1)</sup>
1 - 20 VTD	FSM Chapter 4, Table 3, Type C1 Roadway	16-18 Foot Pavement Section Permitted	16-18 Foot Minimum Travelway Permitted
21 - 70 VTD	FSM Chapter 4, Table 3, Type C2 Roadway	16-18 Foot Pavement Section Permitted	16-18 Foot Minimum Travelway Permitted
71 - 250 VTD	FSM Chapter 4, Table 4, A1-Type C3 Roadway	18-20 Foot Pavement Section Permitted	18 Foot Minimum Travelway Section Permitted
251 - 600 VTD	FSM Chapter 4, Table 1, A2-Type A1 Roadway	18-22 Foot Pavement Section Permitted	Not Permitted- Special Exception Review required (Section 6-1300)
More than 600 VTD	Special Exception Review required (Section 6-1300) FSM Chapter 4, Table 1, Type A1 Roadway	Special Exception Review required (Section 6-1300)	Not Permitted- Special Exception Review required (Section 6-1300)

<sup>(1)</sup> Characteristics of the first public road accessed by project's private access road.

**5-655 Elementary or Middle School for 15 pupils or less**

(A) **Size of Use:** The minimum lot area for an elementary or middle school for 15 pupils or less is 5 acres.

- (1) Road/Access Standards shall comply with the road access standards of Section 5-654.
- (2) Exterior Lighting Standards. All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards).
- (3) Outdoor play space shall be provided in accordance with the standards established in Section 5-609 Child Care.

**5-656 Convent or Monastery. In the AR, TR, and JLMA-3 districts, a convent or monastery shall comply with the following additional requirements:**

(A) <sup>1</sup> Intensity/Character

- (1) The minimum lot area shall be as follows, unless the convent or monastery is developed as an adaptive re-use pursuant to Section 5-656(A)(2):

Use	Size of Lot (Minimum)	No. of Residents
Level I – small scale	5 acres	4-10 residents
Level II – medium scale	10 acres	11-20 residents
Level III – large scale	20 acres	21-30 residents

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Level IV- requires special exception approval pursuant Section 6-1300	30 acres	31-40 residents
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- (2) A structure existing prior to January 7, 2003, located within an Historic Site District or Historic and Cultural Conservation District may be used as for a Convent/Monastery and shall be exempt from the minimum lot area, yard and floor area ratio requirements specified above, provided that any expansion or enlargement of such structure shall not exceed 15% of the total floor area existing prior to January 7, 2003 unless a greater expansion is approved by minor special exception pursuant to section 6-1300.

(B) **Building/Lot requirements**

- (1) **Size of use.** The floor area ratio shall not exceed ~~0.01~~0.04.
- (2) **Minimum Required Yard Standards.** The minimum required yards shall be as follows:
- (a) Level I – small scale: 50 feet minimum from all lot lines;
  - (b) Level II – medium scale: 100 feet minimum from all lot lines
  - (c) Level III- large scale: 150 feet minimum from all lot lines
- (3) **Landscaping/Buffering/Screening.**
- (a) The use shall comply with the landscaping and screening standards of Section 5-653(A).
  - (b) Parking areas shall be screened to comply with the standards of Section 5-653(B).
  - (c) Driveways shall not be located within a required buffer yard area except as minimally necessary to access the site.
- (4) **Roads/Access.** The convent or monastery shall comply with the road access standards in Section 5-654.
- (5) **Parking.**
- (a) **General.** Parking and loading shall be provided as required by Section 5-1102.
  - (b) **Surface.** All parking areas serving the use shall use a dust-free surfacing material, as provided in the Facilities Standards Manual.
- (6) **Exterior Lighting.** All exterior lighting shall comply with the standards of Section 5-652(A) Exterior Lighting Standards.

1 **5-657 Stockpiling of Dirt.** Any stockpiling of dirt in the AR and TR districts shall comply with the  
2 following standards:

3 (A) **Intensity/Character Standards.**

4 (1) **Size of Use:**

5 (a) **Minimum Lot Size:** Five (5) Acres

6 (b) **Pile Area:** A single stockpile of dirt pile shall not exceed an area greater than  
7 two (2) acres.

8 (c) **Height:** A single stockpile of dirt shall not exceed 25 feet above original  
9 natural grade. For each additional five (5) acres in lot area, the height may  
10 increase one (1) foot and in no case shall the height exceed 50 feet above  
11 original natural grade. Additionally, no stockpile shall be visible above the  
12 existing tree line as viewed from any property line.

13 (d) **Slope:** Slope shall not exceed a 3:1 ratio.

14 (2) **Siting:**

15 (a) No stockpile of dirt is permitted in the Mountainside Overlay District, ~~the~~  
16 ~~Limestone Conglomerate Overlay District or the River/Stream Corridor~~  
17 ~~Overlay District and/or FOD.~~

18 (b) To the maximum extent feasible stockpiles of dirt shall not be located in  
19 wetlands, hydric soils, or areas identified as containing endangered species or  
20 plants ~~that are outside of primary conservation areas.~~

21 (c) Stockpiles of dirt shall only be permitted on forested sites when there is an  
22 approved forest management plan.

23 (3) **Location on Site/Dimensional Standards:**

24 (a) **Setback from Single-Family Dwellings:** No stockpile of dirt,  
25 loading/unloading activities, general stockpile of dirt operations, or related  
26 activities shall be allowed within 500 feet of an existing residential structure.

27 (b) **Other setbacks:** No stockpile of dirt shall be located within 100 feet of any  
28 lot line and/or street to include ingress-egress easements.

29 (4) **Hours of Operation:** The hours of operation shall be limited to 7:00 AM to 6:00 PM.

30 (B) **Access/Vehicular Circulation:**

31 (1) **Access:** Access to the lot shall be from a paved, State maintained road at least twenty  
32 (20) feet in width.

33 (2) **Driveways/Internal Access Roads (driveways):** Driveways shall not be located  
34 within a required buffered setback area except as minimally necessary to access the

1 site. Such driveways shall be all-weather roads negotiable by loaded transport  
2 vehicles.

3 (3) **Vehicular Circulation:** Adequate-stacking space shall be provided on site to  
4 accommodate anticipated traffic. Such stacking space shall be screened in  
5 accordance with the requirements in Section 5-650 (B).

6 (4) **Debris:** To prevent the tracking of debris, mud, dirt or other material on public rights-  
7 of-way, the public rights-of-way shall be hosed off on a daily basis when the  
8 stockpile of dirt facility is in operation. During winter months the road shall be  
9 chemically treated to prevent icing conditions after hosing off the road.

10 (C) **Materials:** Stockpiles of dirt may be comprised only of uncontaminated dirt and naturally  
11 occurring rock. Incorporated organic material, including roots, twigs, limbs, logs, leaves,  
12 and grass may not exceed three (3) percent by volume at any location in the stockpile of dirt.  
13 Processing within the stockpile of dirt is limited to grading, sorting, and compacting of dirt  
14 and waste rock. Screening of dirt shall not be permitted.

15 (D) **Exterior Lighting:** Exterior Lighting shall be permitted for security purposes only and in  
16 accordance with Section 5-649. Signage for the stockpile of dirt use shall not be illuminated.

17 (E) **Landscaping and Screening:** Landscaping and Screening shall be provided in accordance  
18 with Section 5-650.

19 (F) **Noise:** Noise created by the activity at the stockpile of dirt shall comply with Section 5-  
20 649(B).

21 **Compliance with other Ordinances:** Nothing herein shall relieve the stockpile of dirt activity from  
22 complying with other Federal, State or County Codes. Where there is a conflict in the applicable  
23 ordinances, the more restrictive shall apply. A Zoning Permit is required prior to the  
24 commencement of the Stockpiling of Dirt. In addition, prior to commencing any stockpile of dirt  
25 activity, a preliminary soil report shall be provided to the County Soil Scientist in accordance with  
26 Chapter 6 of the Facilities Standards Manual.

27 **5-658 Funeral Homes.** Funeral homes, when located within the PD-IP zoning district, are subject to the  
28 following additional provisions:

29 (A) The funeral home must be located within a freestanding building and be the sole principal  
30 use on the lot.

31 (B) The minimum lot size for a funeral home use shall be 1.5 acres.

32 (C) The funeral home use shall be established on a parcel of land fronting on, and with direct  
33 access to, an existing collector or arterial road.

34 (D) Sufficient car stacking space shall be provided on the lot such that a collector or arterial road  
35 need not be used for the forming of funeral processions. The area of the lot used for the  
36 forming of funeral processions shall have direct, but limited, access to the collector or arterial  
37 road.

1 **5-659 Drive-through Facilities Associated With Banks, Financial Institutions and Pharmacies.**

2 Drive-through facilities with up to 3 service lanes and an escape lane shall be permitted in  
3 association with banks, financial institutions and pharmacies that also provide a standard range of  
4 customer services in a building, subject to the following additional provisions:

5 (A) Notwithstanding the requirements of Section 5-1400(A) and (B), where the bank or financial  
6 institution or pharmacy property abuts a residentially zoned or used property a Type Four (4)  
7 Rear Yard Buffer including structure shall be provided adjacent to the residential property  
8 (Section 5-1400). Further, 70% of canopy trees and 100% of all other plants required in the  
9 buffer shall be evergreens.

10 (B) Stacking space shall be sufficient to avoid vehicle stacking into drive lanes, parking spaces  
11 and public street

12 **5-660 Country Club.** Country clubs in the AR-1 and AR-2 shall comply with the following standards.  
13 Throughout this section, "Lot Area" shall include the total acreage of abutting parcels under  
14 common ownership and control, or under a common development plan, and "Property Line" shall be  
15 the outer line of the properties under common ownership and control, or under a common  
16 development plan."  
17

18 (A) **Intensity/Character.** The minimum lot area shall be as follows:

Use	Lot Area (Minimum)
Level I-small scale	50 acres
Level II-medium scale	75 acres
Level III-large scale	150 acres

19 (B) **Size of Use.**

20 (1) **Floor Area Ratio.** The maximum floor area ratio shall be 0.04.

21 (2) **Maximum Structure Size.** The maximum size of structures shall be as follows:

Use	Maximum Total Size of Permitted Principal Structures (GFA)
Level I—small scale	25,000 sq. ft.
Level II—medium scale	50,000 sq. ft.
Level III—large scale	75,000 sq. ft.

24 (3) **Accessory Structures.** The total area of all accessory structures shall not exceed 15  
25 percent of the total gross floor area of the principal structures used for the Country  
26 Club use.  
27

28 (4) **Distribution of Uses.**

Use	Total Maximum Gross Floor Area of the Principal Permitted Structures
Dining and Restaurant Facilities	30 percent
Banquet and Conference Facilities	25 percent
Spa and Health Facilities	15 percent

**(C) Use Limitations.**

- (1) Enclosed principal structures for dining and banquet facilities, conference facilities, spa, fitness facilities, and recreational activities (such as pool and tennis) shall be sited and designed to take advantage of the topography and existing vegetation to blend into the rural landscape to the maximum extent feasible. Such principal structures shall be clustered to maximize usage of site infrastructure (i.e. parking, travelway, utilities). Principal structures that have reason to be separated from the main Country Club complex (e.g. maintenance facilities, structures housing livestock) are not required to be clustered.
- (2) Structures shall be sited to minimize visual impacts on adjacent properties and promote the rural character of the landscape. Siting on primary ridgelines or hilltops, if visible from the adjacent public roadways is prohibited; however, if, because of engineering constraints (e.g. utility easements, drainage, access easements, soil conditions, etc.) it becomes necessary to site a facility on a primary ridgeline or hilltop, then the applicant shall provide additional landscaping and buffering to mitigate the visual impact from adjacent public roadways.

**(D) Minimum Required Yards.**

- (1) Principal and accessory structures shall have a minimum yard of 50 feet from all property lines (the "property line" is determined to be the outer line of the properties under common ownership and control).
- (2) In order to encourage preservation of environmental resources, the yard requirements may be reduced up to 25% by the Zoning Administrator.
- (3) Accessory structures, not requiring a building permit, may be located a minimum of 25 feet from all property lines.

**(E) Landscaping/Buffering/Screening.**

- (1) **Buffer.** Principal or accessory structures associated with the Country Club use shall comply with the Type 3 landscaping and screening standards of Section 5-1414(B)(3) where adjacent to parcels of 3 acres or less that are not part of a common development plan. In order to take advantage of natural topography, vegetation, and trees, the required yard or setback buffer area may be located anywhere between the use and the property line.
- (2) **Parking Areas.** Parking areas shall be screened to comply with the requirements of Section 5-653(B).

- 1 (3) **Storage Yards.** All storage yards shall be screened and landscaped consistent with  
2 the standards of Section 5-653(C).  
3
- 4 (F) **Roads/Access.**
- 5 (1) **General.** The country club use shall comply with the road access standards of  
6 Section 5-654.  
7
- 8 (2) **Number of Access Points.** There shall be no more than two direct points of access  
9 from a Country Club use to a public road. This requirement shall not preclude an  
10 additional access for emergency vehicles.  
11
- 12 (3) **Driveways.** Driveways shall not be located within a required buffer yard area except  
13 as minimally necessary to access the site.  
14
- 15 (G) **Water and Sewer.** A Country Club shall be served by a communal water system and a  
16 communal wastewater collection and pre-treatment or treatment system.
- 17 (H) **Parking.**
- 18 (1) **General.** Parking and loading shall be provided as required by Section 5-1102.  
19
- 20 (2) **Surface.** Where practicable, a pervious surface shall be provided. Where not  
21 practicable, a dust-free surfacing material shall be provided in accordance with the  
22 requirements of the Facilities Standards Manual.  
23
- 24 (I) **Exterior Lighting Standards.** All exterior lighting shall comply with the standards of  
25 Section 5-652(A) (Exterior Lighting Standards).  
26
- 27 (J) **Noise Standards.** The maximum allowable dB(A) level of impulsive sound from the site, as  
28 measured at the property line, shall not exceed 55 dB(A).



1 **Section 5-700 Regulations for Optional Development Types**

2 **5-701 Transition (TR) Districts Lot Standards.**

3 (A) **Purpose.** The purpose of the Transition (TR) Districts Lot Standards is  
4 to:

5 (1) Provide for development in the Transition (TR) zoned areas of the  
6 County, in ways that encourage efficient development patterns, ~~and~~  
7 ~~protect primary conservation areas in ways that conform with~~  
8 ~~conservation design standards.~~

9 (2) Facilitate a transition in the scale of development from the  
10 suburban area to the rural area of the County.

11 (3) Facilitate the protection of the 300-foot buffer proposed along the  
12 Bull Run, ~~consistent with the standards and requirements of~~  
13 ~~RSCOD.~~

14 (4) Facilitate the protection of the 300-foot buffer along the Goose  
15 Creek and the Goose Creek Reservoir and the Beaverdam  
16 Reservoir, ~~consistent with the standards and requirements of~~  
17 ~~RSCOD.~~

18 (B) **Applicability.** The procedures and standards of this section shall apply to  
19 the subdivision of two or more lots on all lands located in the TR-10, TR-3  
20 (TR-3UBF, TR-3LBR, TR-3LF), TR-2, and TR-1 (TR-1UBF, TR-1LF)  
21 districts.

22 (C) **Standards.** The standards of this section shall apply to all development  
23 subject to the TR Districts Lot Standards.

24 (1) **Base Density.** The maximum gross density allowed in the TR  
25 districts under these standards is:

26 (a) TR-10 district: 1 dwelling unit per 10 acres.

27 (b) TR-3 districts: 1 dwelling unit per 3 acres.

28 (c) TR-2 district: 1 dwelling unit per 20,000 sq. ft.

29 (d) TR-1 districts: 1 dwelling unit per 40,000 sq. ft.

30 (2) **Open Space.** A minimum percentage of the site shall consist of  
31 open space, as follows:

32 (a) In the TR-10 district, a minimum of 70 percent of the site  
33 shall be maintained as open space.

34 (b) In the TR-3 districts:

- (i) In the TR-3LBR sub-district, a minimum of 70 percent of the site shall be maintained as open space.
- (ii) In the TR-3UBF and TR-3LF sub-districts, a minimum of 50 percent of the site shall be maintained as open space.
- (c) In the TR-2 district, a minimum of 50 percent of the site shall be maintained as open space.
- (d) In the TR-1UBF and TR-1LF sub-districts, a minimum of 50 percent of the site shall be maintained as open space.
- (3) **Lot and Open Space Standards.** The two elements of the subdivision are (1) the lot area(s) and (2) the open space. The site layout of these elements shall occur during the review of a preliminary plat for subdivision, ~~simultaneously with the analysis and site planning required to comply with Section 6-2000 (Conservation Design).~~ Establishment of the lots and open space on the site shall comply with the following standards:
- (a) **Lot Standards.** Lots shall comply with the following standards (see Table 5-701(C)(3)(a)).

TABLE 5-701(C)(3)(a): LOT STANDARDS						
District	Lot Grouping	Min. Size Lot	Min. Front Yard	Min. Rear Yard	Min. Side Yard	Max. Building Height
TR-10	Minimum: 5 Maximum: No maximum Lots of less than 5 acres must be grouped in accord with Section 5-701(C)(3)(a)(ii).	None	20 feet	25 feet	10 feet	35 feet
TR-3LBR	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-3LF, TR-3UBF	Minimum: 5; Maximum 25	None	12 feet	25 feet	7 feet	35 feet
TR-2	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet
TR-1LF, TR-1UBF	Minimum: 5; Maximum 25	None	10 feet	25 feet	5 feet	35 feet

- (i) **Lot Yield.** The total number of lots on a site shall not exceed the number permitted to accommodate the base density established by Section 5-701(C)(1), regardless of whether the lot is used for a residential or nonresidential use.

(ii) **Number of Lots in a Group.** Lots that are less than 5 acres in size shall be located in a contiguous group, with adjacent and fronting lots oriented toward each other, as on a street, green or paved square. The number of grouped lots shall consist of a minimum of 5 lots and a maximum of 25 lots with the exception of TR-10, except that a contiguous group may consist of fewer than 5 lots if:

1. There will be fewer than 5 lots on the entire site that are less than 5 acres in size; or
2. It is demonstrated that a grouping of fewer than 5 lots will result in greater amounts of contiguous open space or result in less denigration of features within an environmental overlay district—primary conservation—areas than residential grouping(s) of 5 lots or more.

(iii) **Number of Groups.** A single group shall contain all the lots on a site that are less than 5 acres, where the total number of such lots is 25 or fewer, except that multiple groups may be allowed where:

1. It is demonstrated that multiple groups will result in greater amounts of contiguous open space; or result in less denigration of features within an environmental overlay district—primary conservation—areas; and
2. None of the groups contain fewer than 5 lots, unless allowed as provided in Section 5-701(C)(3)(a)(ii).

(iv) **Dimensional Standards of Lots.**

1. In the TR districts there is no maximum or minimum lot size.
2. The yard requirements for the lots in the TR districts shall comply with the standards established in Table 5-701(C)(3)(a).
3. The maximum building height shall not exceed 35 feet.

(b) ~~**Open Space.** The required percentage of open space on the site shall consist of, in order of priority, (1) primary conservation area lands, and (2) other lands (lands other than primary conservation areas), as follows:~~

1 (i) **Primary Conservation Area Lands.** All primary  
2 conservation area lands shall be included in the  
3 open space and shall comply with the requirements  
4 of Section 6 2000 (Conservation Design), Section  
5 4 1600 (MDOD), Section 4 1900 (LOD), Section  
6 4 2000 (RSCOD), and Section 5 1508 (Steep Slope  
7 Standards), where applicable. One hundred percent  
8 (100%) of the primary conservation area lands  
9 protected shall be credited against the open space  
10 requirement for the subdivision.

11 (ii) **Other Lands.** If all primary conservation area  
12 lands constitute less than the required percentage of  
13 open space, the balance of the open space shall  
14 consist of other lands (lands other than primary  
15 conservation areas) on the site, in accord with  
16 Section 6 2006(A).

17 (iii) **Allowed Uses in Open Space.**

- 18 1. The uses allowed on primary conservation  
19 area lands are limited to those uses and  
20 activities for the respective protected area  
21 allowed in the environmental overlay  
22 districts or steep slope standards pursuant to  
23 Section 4-1600 (MDOD), Section 4 1900  
24 (LOD), Section 4-2000 1500 (FOD)  
25 (RSCOD) and Section 5-1508 (Steep Slope  
26 Standards) (also see Section 6 2005(A)  
27 (Conservation Design));
- 28 2. The uses allowed on the open space lands  
29 shall be limited to:
- 30 a. Activities and uses allowed in open  
31 space, as defined in this Ordinance;
- 32 b. In the TR-10 district and TR-3  
33 districts, uses permitted in the  
34 Agriculture, Horticulture and Animal  
35 Husbandry Use Categories; and
- 36 c. Easements and improvements for  
37 drainage, passive open space,  
38 communal sewer systems and septic  
39 systems, communal water supply  
40 systems, wells and other water  
41 supply systems.  
42

Such uses and activities shall be subject to applicable environmental overlay district regulations and steep slope standards.

(c) **Siting of the Open Space and Building Lots.**

- (i) The location of the open space on the site shall be identified consistent with the requirements of Sections 5-701(C)(3)(b) and ~~6-2006(A)~~.
- (ii) The building lots shall be located on that portion of the site that is outside the open space and ~~within the DDA, and sited consistent with the requirements of Section 6-2006(A)~~.
- (iii) The lots and buildings within the subdivision shall be sited so as to reduce visibility of the lot groups from public rights-of-way and from other lot groups, by using existing topography, vegetation, distance and other factors to minimize impact. Options include siting lots and buildings sufficiently below ridgelines or treelines that the horizon will remain visually defined by the ridgeline or treeline rather than by the rooftops of the buildings, or placing lots and buildings at the far edge of a field as seen from a public right-of-way or other lot group.
- (iv) The residential lot group(s) shall be sited so as to relate to the open space and the other lot groups on the site and on adjacent lands, by maximizing the contiguity of other open space features such as vegetation, and natural features such as stream corridors, floodplains, wetlands, steep slopes, ridges, mountainsides, and wildlife habitat.

~~(D) — Ownership and Maintenance of Conservation Areas and Open Space.~~  
~~The conservation areas in the open space shall be owned and maintained in accordance with the provisions of Section 6-2008.~~

(E) **Homeowners' Association and Responsibilities.**

- (1) If any of the following features are present, the development shall have an incorporated Homeowners' Association ("HOA"). If any of the following areas or improvements are present within the development, the HOA shall have the right and responsibility to maintain the areas or improvements:

- (a) Common areas within the development, if any, that are not part of the required open space;
- (b) The open space, if owned by the HOA;
- (c) Any common recreational facilities;
- (d) Private roads, if any, within or serving the development;
- (e) Any storm water management ponds or areas;
- (f) Fire protection pond(s), dry mains, or other improvements;
- (g) Such other common facilities or improvements as may be designated in the bylaws of the HOA.
- (2) Prior to approval of a record plat for subdivision for the development:

- (a) The landowner shall submit documents for the creation of the HOA to the County for review and approval, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common areas, including a legal description of such areas and a description of restrictions placed upon the use and enjoyment of the land.
- (b) The landowner shall agree that the association shall be established by the landowner or applicant and shall be operating (with financial subsidization by the owner or applicant, if necessary) before approval of the first record plat for the property; and
- (c) Membership in the association shall be automatic (mandatory) for all purchasers of dwelling units therein and their successors in title.
- (F) **Recognizing Protection by Right to Farm Act.** In the TR districts, record plats and deeds authorized pursuant to this section shall include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Va. Code Section 3.1-22.28 et seq.).

#### **5-702 Rural Hamlet Option.**

- (A) **Purpose and Intent.** The primary purpose of the Rural Hamlet Option is to provide an alternative to conventional A-3 and A-10 district subdivision in rural areas. Such clustered development is intended to better harmonize rural development with surrounding agricultural activities recognizing that it is the County's primary goal to preserve and enhance farming and farmland in rural Loudoun by the most feasible, effective, and equitable methods available. This option is intended to conserve agricultural, forestal

1 and open space land, historic and natural features at the time that such land  
2 realizes the development potential currently allowed in the agricultural  
3 zoning district. Such clustered development is intended to permit the  
4 compact grouping of homes located so as to blend with the existing  
5 landscape, such as the rise and fall of the topography, hedgerows and  
6 wooded areas, and to preserve to a greater extent the agricultural, forestal  
7 and visual character of the landscape.

8  
9 (B) **Rural Hamlet Permitted.** Rural hamlets are permitted in the A-3 and A-  
10 10 districts. The district regulations shall apply to the extent not in conflict  
11 with the regulations contained herein.

12  
13 (C) **Rural Hamlet Defined.** A rural hamlet is characterized by the  
14 configuration of all or a portion of the density permitted on a tract of land  
15 under the district regulations, into a grouping of small residential lots on a  
16 portion of the tract. More than one rural hamlet may be located on a tract.  
17 A rural hamlet may consist of the following categories of land:

18  
19 (1) **Hamlet Lots.** Smaller residential lots located in a contiguous  
20 group, with adjacent and fronting lots oriented towards each other  
21 as on a street, a green or a paved square. No fewer than five (5)  
22 and no more than twenty five (25) hamlet lots may be grouped  
23 together as a rural hamlet. Hamlet lots shall have a designated  
24 building area. All land not designated as building area, private  
25 access easements, and road rights-of-way shall be placed in a  
26 permanent open space easement.

27  
28 (2) **Open Space.** Residual land contiguous to a rural hamlet, which is  
29 subject to a permanent open space easement.

30  
31 (3) **Hamlet Green/Square.** Land located in the interior of a rural  
32 hamlet, owned in common by hamlet lot owners and which is in a  
33 permanent open space easement.

34  
35 (4) **Conservancy Lots.** A lot, excluding the hamlet lots, open space  
36 and/or hamlet green/square, which will remain as large parcel(s), the  
37 bulk of which is in permanent open space easement and a portion of  
38 which is designated a building area.

39  
40 (D) **Permitted Uses.** The following uses are permitted in the various categories  
41 of rural hamlet land. These uses shall supersede the permitted or permissible  
42 uses that would otherwise apply in the underlying zoning district.

43  
44 (1) **Building Area of Hamlet and Conservancy Lots.**  
45

- (a) Dwelling, single family detached.
- (b) Bed and breakfast homestay.
- (c) Home occupation.
- (d) Guest house.
- (e) Water supply systems.
- (f) Wastewater disposal systems.
- (g) Accessory uses and structures, as per Section 5-101 of this Ordinance.
- (h) Dwelling unit, accessory.

(2) **Open Space Use.** All areas of the tract of land devoted to the Rural Hamlet Option other than the building areas lots and road rights-of-way, shall be subjected to a permanent open space easement. Such open space may be used for the following uses:

- (a) Agriculture, horticulture, forestry, and fishery uses including barns, stables and other structures accessory or incidental to such uses.
- (b) Conservation of open land in its natural state, i.e., woodland, fallow fields, grasslands, wetlands, floodplains, and the like.
- (c) Passive open space or passive recreation, including but not limited to trails, picnic areas, community gardens.
- (d) Active recreation space, including golf courses.
- (e) Equestrian uses of any kind.
- (f) Easements and improvements for drainage, access, sewer or water lines, or other public purposes.
- (g) Stormwater management facilities for the proposed development or for a larger area in compliance with a watershed stormwater management plan.
- (h) Water supply systems.

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(i) Accessory uses, such as swimming pools, tennis courts, and other accessory uses and structures pursuant to Section 5-101.

(j) Sewage disposal systems.

(E) **Minimum Tract Size.** A rural hamlet shall be located on a tract, or portion thereof, at least forty (40) acres in size.

(F) **Lot Requirements.**

(1) **Hamlet Lot.**

(a) **Lot Size.** 10,000 sq. ft. minimum.  
3 acres maximum.

(b) **Building Area.** 5,000 sq. ft. minimum.  
15,000 sq. ft. maximum.

(c) **Lot Width.** 64 feet minimum.  
150 feet maximum.

(d) **Length/Width Ratio.** 6.0:1 maximum.

(e) **Front Yard.** (as defined in Article VIII)

6 feet minimum.  
40 feet maximum,  
provided that all principal  
buildings shall be located  
so that the maximum  
deviation for adjacent  
front facades shall not  
exceed 15 feet, and  
provided further that this  
maximum Front Yard  
requirement shall not  
apply to lots located within  
subdivisions approved  
under the zoning  
ordinance in effect prior to  
June 16, 1993, and subject  
to the provisions of

Section 1-103(H) of this Ordinance.

(f) **Rear Yard.** 20 feet minimum.

(g) **Side Yard.** 8 feet minimum.

(h) **Building Height.** 35 ft. maximum.

(i) **Building side yard restriction line.** Dwellings, guest houses, garages and other such structures shall not trespass into minimum side yards. However, detached garages located at the rear of a lot (i.e., behind the rear building line) and attached to a similar garage on a contiguous lot may be located within the side yard setback.

(2) **Hamlet Green/Square.** Maximum distance between building areas of cluster lots facing across a hamlet green/square: 350 feet.

(3) **Conservancy Lots.**

A-3 District

A-10

(a) **Lot Size.** 10 acres min. 30 acre min.

(b) **Lot Width.** 300 ft. min. 500 ft. min.

(c) **Length/Width Ratio.** 5:1 max. 5.1 max.

(d) **Building Area.** 7,500 sq.ft. min. 15,000 sq.ft. max.

(e) **Front and Side Yard.** 25 feet min.

(f) **Rear Yard.** 20 feet min.

(g) **Building Height.** 35 feet max.

(G) **Determination of Density.** The potential number of hamlet and conservancy dwelling units shall be based on either of the following, at the option of the landowner:

(1) In the A-3 District, one (1) dwelling unit per five (5) net acres. In the A-10 District, one dwelling unit per ten (10) acres.

(2) The number of dwelling units permitted at a minimum lot size of three (3) or ten (10) acres in the A-3 or A-10 zoning districts